

**BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

Meeting Date: March 15, 2006

Division: Growth Management

Bulk Item: Yes ☐ No ☒

Department: Planning

Staff Contact Person: Jose Papa

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**AGENDA ITEM WORDING:**

A resolution directing the Growth Management Division to process amendments to the adopted Tier Overlay District Map for tier change requests submitted by property owners for review through a special master.

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**ITEM BACKGROUND:** Prior to the adoption of the Tier Overlay District Map, the Growth Management Division accepted applications from property owners seeking a change in their tier designation. The County hired a special master to review these tier requests. After the special master process, staff reviewed the recommendations and put together a list of recommended tier changes. Prior to incorporating these changes into the map, the County was directed not to include any other changes to the Tier Overlay District Maps.

Staff is requesting the Board to direct staff to proceed with these tier changes through the adopted process, after the adoption of the Tier Overlay District Maps.

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**PREVIOUS RELEVANT BOCC ACTION:**

Ordinance No. 018-2004 adopted June 16, 2004 directed staff to prepare text and map amendments to implement Goal 105. Goal 105 was adopted in Ordinance No. 20- 2002.

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**CONTRACT/AGREEMENT CHANGES:** None.

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**STAFF RECOMMENDATIONS:** Approval

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**TOTAL COST:** N/A

**BUDGETED:** Yes N/A No ☐

**COST TO COUNTY:** N/A

**SOURCE OF FUNDS:** N/A

**REVENUE PRODUCING:** Yes N/A No ☐ **AMOUNT PER MONTH** N/A **Year** ☐

**APPROVED BY:** County Atty X OMB/Purchasing ☐ Risk Management ☐

**DIVISION DIRECTOR APPROVAL:**   
Ronda Norman

**DOCUMENTATION:** Included X Not Required ☐

**DISPOSITION:** \_\_\_\_\_ **AGENDA ITEM #** \_\_\_\_\_

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION BY THE MONROE COUNTY BOARD OF  
COUNTY COMMISSIONERS DIRECTING GROWTH  
MANAGEMENT DIVISION STAFF TO PROCESS  
AMENDMENTS TO THE ADOPTED TIER OVERLAY MAP  
BASED ON REVIEW OF PREVIOUS CHANGE REQUESTS.**

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**WHEREAS**, the Monroe County Board of County Commissioners, during seven public hearings held in December 2004, January, February, March, April, May, and June 2005, reviewed and considered the proposed amendments to utilize the Tier overlay maps as the basis for the ROGO point system, considered Planning Commission, staff recommendations, and public comments; and

**WHEREAS**, the Monroe County Board of County Commissioners makes the following Findings of Fact:

1. The Board of County Commissioners directed staff to prepare text and map amendments in Ordinance No. 018-2004 adopted June 16, 2004, to include Tier Overlay Map designations in accordance with Goal 105 and revisions to ROGO based on the Tier system utilizing a positive approach that predominately relies on land dedication and aggregation.

2. Goal 105 provides a framework for future development and land acquisition for the next 20 or more years, called the "Tier System", that considers the carrying capacity of the Florida Keys, reduces sprawl and promotes sustainability.

3. The designation of Tiers will be implemented through an overlay of the County's Land Use District Map, that will be referred to as the "Tier Overlay District Map" in the County Code.

4. The adoption and amendments to the Tier Overlay District Map will be in accordance with procedures for amending the Land Development Regulations in Section 9.5-511, Monroe County Code.

5. Previous to adoption of the Tier Overlay District Maps, Growth Management Division staff accepted applications from various property owners to review the tier designations for specific properties in unincorporated Monroe County.

6. The review of these requests went to a Special Master Hearing who made recommendations on the proposed changes.

7. Growth Management Division staff reviewed and also made a recommendation for for the submitted applications.

8. Growth Management Division Staff have additional recommendations for amendments to the designations.

9. Due to the direction given by the Florida Administrative Commission (which consists of the Governor and Cabinet), staff was unable to incorporate changes to the Tier Overlay District Map for the properties above.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:**

**Section 1.** Growth Management Division staff is directed to process amendments to the Tier Overlay District Maps for the properties described in Exhibit A.

**Section 2.** The amendments will be processed without fee to the property owners of the properties described in Exhibit A.

**Section 3.** The amendments will be processed consistent with the procedures for changing Tier Overlay District Maps.

**PASSED AND ADOPTED** by the Board of County Commissioners of Monroe County, Florida at a special meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2006.

Mayor Charles "Sonny" McCoy  
Mayor Pro Tem Murray Nelson  
Commissioner Dixie Spehar  
Commissioner George Neugent  
Commissioner David Rice

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BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

BY \_\_\_\_\_  
MAYOR

(SEAL)

ATTEST: DANNY L. KOLHAGE, CLERK

\_\_\_\_\_  
DEPUTY CLERK





## *Staff Recommended Changes to Tier Overlay System*

### *Exhibit A*

<i>Real Estate Number</i>	<i>Location</i>	<i>Applicant</i>
114090	Ramrod Key	Staff Added
114090.0001	Ramrod Key	Staff Added
114120	Ramrod Key	Staff Added
114150	Ramrod Key	Staff Added
114150.0004	Ramrod Key	Krause
117510.000199999	Sugarloaf Key	Midge Jolly
117510.0004	Sugarloaf Key	Staff Added
118210	Sugarloaf Key	AIE, INC
119260	Sugarloaf Key	Staff Added
119270	Sugarloaf Key	Staff Added
119280	Sugarloaf Key	Staff Added
119300	Sugarloaf Key	Clarence Keevan
119310	Sugarloaf Key	Staff Added
119320	Sugarloaf Key	Jack Blades
119330	Sugarloaf Key	Jack Blades
119340	Sugarloaf Key	Jack Blades
119340.0001	Sugarloaf Key	Staff Added
119350	Sugarloaf Key	Staff Added
119360	Sugarloaf Key	Jack Blades
119370	Sugarloaf Key	Jack Blades
119370.0001	Sugarloaf Key	Staff Added
119380	Sugarloaf Key	Jack Blades
171130	Sugarloaf Key	William Smith

<i><b>Real Estate Number</b></i>	<i><b>Location</b></i>	<i><b>Applicant</b></i>
171140	Sugarloaf Key	William Smith
171150	Sugarloaf Key	Staff Added
195320	Summerland Key	Vertregt
195330	Summerland Key	Staff Added
195340	Summerland Key	Staff Added
195980	Summerland Key	Rhog/Fisher
195990	Summerland Key	Rhog/Fisher
200390	Summerland Key	Edwards
200400	Summerland Key	Edwards
200410	Summerland Key	Edwards
200420	Summerland Key	Edwards
200600	Summerland Key	Staff Added
200600.0002	Summerland Key	Staff Added
200600.0003	Summerland Key	Staff Added
200600.000399999	Summerland Key	Staff Added
200600.000499999	Summerland Key	Staff Added
200600.0006	Summerland Key	Staff Added
200610	Summerland Key	Bergin Land Trust
440100	Key Largo	MDJ Investments LLC
440110	Key Largo	MDJ Investments LLC
440120	Key Largo	MDJ Investments LLC
445680	Key Largo	Lundy
445690	Key Largo	Lundy
445700	Key Largo	Staff Added
445710	Key Largo	Staff Added
445720	Key Largo	Staff Added
445730	Key Largo	Staff Added
445740	Key Largo	Lundy
447360	Key Largo	Staff Added
447370	Key Largo	Staff Added
447830	Key Largo	Staff Added

<i><b>Real Estate Number</b></i>	<i><b>Location</b></i>	<i><b>Applicant</b></i>
447840	Key Largo	Pyrpiris
447850	Key Largo	Staff Added
447860	Key Largo	Staff Added
449410	Key Largo	Staff Added
449420	Key Largo	Pinder
449950	Key Largo	Pyrpiris
450150	Key Largo	Rodriguez
450160	Key Largo	Staff Added
450170	Key Largo	Staff Added
450180	Key Largo	Staff Added
450190	Key Largo	Staff Added
450200	Key Largo	Staff Added
450210	Key Largo	Staff Added
450220	Key Largo	Staff Added
450460	Key Largo	Staff Added
450470	Key Largo	Staff Added
450480	Key Largo	Staff Added
450490	Key Largo	Staff Added
450780	Key Largo	Staff Added
450790	Key Largo	Staff Added
450800	Key Largo	Staff Added
450810	Key Largo	Staff Added
480540	Key Largo	Staff
480550	Key Largo	Staff
480560	Key Largo	Staff
480570	Key Largo	Staff
480580	Key Largo	Staff
480590	Key Largo	Staff
480600	Key Largo	Staff
480610	Key Largo	Staff
480630	Key Largo	Staff

<i><b>Real Estate Number</b></i>	<i><b>Location</b></i>	<i><b>Applicant</b></i>
480640	Key Largo	Schweinler
480650	Key Largo	Staff
480660	Key Largo	Staff
480670	Key Largo	Staff
480680	Key Largo	Staff
480710	Key Largo	Staff
483280	Key Largo	Bemac Interprises
483290	Key Largo	Bemac Interprises
483300	Key Largo	Staff Added
483320	Key Largo	Bemac Interprises
522110	Key Largo	Gutierrez
522140	Key Largo	Poliuier
522440	Key Largo	Staff Added
522450	Key Largo	Staff Added
522460	Key Largo	Staff Added
522470	Key Largo	Staff Added
522480	Key Largo	Staff Added
522490	Key Largo	Staff Added
522500	Key Largo	Staff Added
522510	Key Largo	Staff Added
522520	Key Largo	Staff Added
522680	Key Largo	Staff Added
522690	Key Largo	Staff Added
522700	Key Largo	Staff Added
522710	Key Largo	Staff Added
522740	Key Largo	Staff Added
522750	Key Largo	Staff Added
544520	Key Largo	Staff Added
544530	Key Largo	Staff Added
544540	Key Largo	Staff Added
544550	Key Largo	Staff Added

<i><b>Real Estate Number</b></i>	<i><b>Location</b></i>	<i><b>Applicant</b></i>
544560	Key Largo	Staff Added
544570	Key Largo	Staff Added
544580	Key Largo	Staff Added
544590	Key Largo	Staff Added
544600	Key Largo	Staff Added
544610	Key Largo	Staff Added
544620	Key Largo	Staff Added
545100	Key Largo	Staff Added
545110	Key Largo	Staff Added
545120	Key Largo	Staff Added
545130	Key Largo	Staff Added
545140	Key Largo	Staff Added
545150	Key Largo	Staff Added
545160	Key Largo	Staff Added
545170	Key Largo	Staff Added
545180	Key Largo	Staff Added
545190	Key Largo	Staff Added
545200	Key Largo	Staff Added
545210	Key Largo	Staff Added
545220	Key Largo	Staff Added
545230	Key Largo	Staff Added
545240	Key Largo	Staff Added
545250	Key Largo	Staff Added
545260	Key Largo	Staff Added
545270	Key Largo	Staff Added
545280	Key Largo	Staff Added
545290	Key Largo	Eklom
545300	Key Largo	Eklom
545310	Key Largo	Staff Added
545320	Key Largo	Staff Added
545330	Key Largo	Staff Added